031.0	0002	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	954,600	/	954,600
USE VALUE:	954,600	/	954,600
ASSESSED:	954,600	/	954,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUSCI JOSEPH/LYNCH GERALDINE
Owner 2:	TRS/BOWDLEN TRUST
Owner 3:	
Street 1:	48 ALLEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RUSCI JOSEPH--ETAL -
Owner 2:	LYNCH GERALDINE -
Street 1:	46 ALLEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2596 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4937.000	494,800	5,300	454,500	954,600
Total Card	0.113	494,800	5,300	454,500	954,600
Total Parcel	0.113	494,800	5,300	454,500	954,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.72 /Parcel: 367.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	494,800	5300	4,937.	454,500	954,600		Year end	12/23/2021
2021	104	FV	472,100	5300	4,937.	454,500	931,900		Year End Roll	12/10/2020
2020	104	FV	472,300	5300	4,937.	454,500	932,100	932,100	Year End Roll	12/18/2019
2019	104	FV	365,200	5300	4,937.	482,900	853,400	853,400	Year End Roll	1/3/2019
2018	104	FV	385,400	5300	4,937.	352,200	742,900	742,900	Year End Roll	12/20/2017
2017	104	FV	361,300	5300	4,937.	306,800	673,400	673,400	Year End Roll	1/3/2017
2016	104	FV	361,300	5300	4,937.	261,300	627,900	627,900	Year End	1/4/2016
2015	104	FV	321,700	5300	4,937.	255,600	582,600	582,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSCI JOSEPH--E	44100-383		11/16/2004	Family	99	No	No		
RUSCI JOSEPH	23052-160		4/6/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	Inspected	PH	Patrick H
10/7/2017	MEAS&NOTICE	HS	Hanne S
2/20/2009	Meas/Inspect	189	PATRIOT
2/23/2000	Meas/Inspect	264	PATRIOT
8/10/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4937		Sq. Ft.	Site		0	80.	1.15	1									454,488						454,500	

Total AC/HA: 0.11334 | Total SF/SM: 4937 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 454,488 | Spl Credit: | Total: 454,500

PRINT

Date	Time
12/29/21	21:42:52

LAST REV

Date	Time
01/23/18	11:08:50

apro

PAT ACCT. 2574

User Acct: 21498
GIS Ref:
GIS Ref:
Insp Date: 11/03/17

!2574!

USER DEFINED

Prior Id # 1:	21498
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05446839
Const Adj.:	0.98000199
Adj $ / SQ:	186.009
Other Features:	103300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	672250
Depreciation:	177474
Depreciated Total:	494776

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

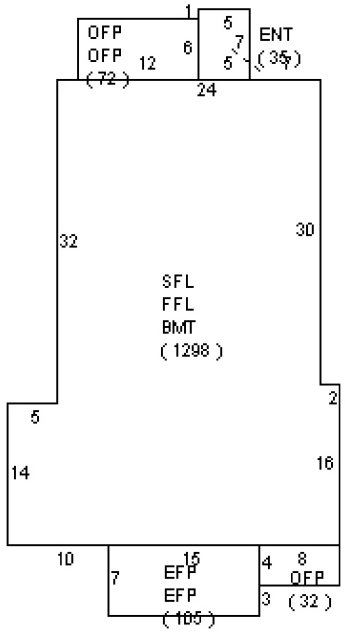
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	186.01
Special Features:	0	Val/Su Net:	114.67
Final Total:	494800	Val/Su SzAd	190.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,298	55.800	72,432
FFL	First Floor	1,298	186.010	241,439
SFL	Second Floor	1,298	186.010	241,439
EFP	Enclos Porch	210	39.390	8,271
OFP	Open Porch	176	25.360	4,463
ENT	ENTRY	35	25.870	906

Net Sketched Area:	4,315	Total:	568,950

Size Ad	2596	Gross Area	4315	FinArea	2596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

031.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X20	A	AV	1922	20.95	T	40	104			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300

IMAGE

AssessPro Patriot Properties, Inc